

**MEETING MINUTE SUMMARY**  
**SALT LAKE COUNTY PLANNING COMMISSION MEETING**  
**Wednesday, April 11, 2018 8:30 a.m.**

**\*\*Meeting minutes approved on May 16, 2018\*\***

**Approximate meeting length:** 36 minutes

**Number of public in attendance:** 2

**Summary Prepared by:** Wendy Gurr

**Meeting Conducted by:** Commissioner

**\*NOTE: Staff Reports** referenced in this document can be found on the State and County websites, or from Salt Lake County Planning & Development Services.

**ATTENDANCE**

Commissioners	Public Mtg	Business Mtg	Absent
Neil Cohen	x	x	
Ronald Vance	x	x	
Mark Elieson	x	x	
Bryan O’Meara			x
Kim Barbushev	x	x	

Planning Staff / DA	Public Mtg	Business Mtg
Wendy Gurr	x	x
Jim Nakamura	x	x
Max Johnson		
Curtis Woodward		
Zach Shaw (DA)	x	x

**BUSINESS MEETING**

**Meeting began at – 8:33 a.m.**

- 1) Approval of Minutes from the March 14, 2018 meeting.

**Motion:** To approve minutes from the March 14, 2018 meeting with one amendment.

**Motion by:** Commissioner Vance

**2<sup>nd</sup> by:** Commissioner Elieson

**Vote:** Commissioners voted unanimous in favor (of commissioners present)

- 2) Other Business Items (as needed)  
*No other business items to discuss.*

**PUBLIC HEARINGS**

**Hearings began at – 8:37 a.m.**

**30522** – Mark Garza is requesting approval to create a 4-lot subdivision. **Parcel Area:** 1.87 Acres.  
**Location:** 2893 Little Cottonwood Canyon Road. **Zone:** R-1-15. **Planner:** Jim Nakamura.

*Salt Lake County Planning and Development Services Planner, Jim Nakamura provided an analysis of the staff report.*

*Commissioner Cohen confirmed this is R-1-15 zoning. Mr. Nakamura said if you don't have frontage on a public road, required frontage is eighty feet. The access will be off the public road. Commissioner Cohen confirmed one of the lots in the back is not a half an acre. Mr. Nakamura said measured to the middle of the road. Commissioner Cohen said going to need a few more feet to make it exactly half an acre, lot 1. Mr. Nakamura said if it needs to be corrected, the total will work out with the acreage.*

*Commissioner Vance said on the northeast corner is a secondary water reservoir, also secondary water easements on the north edge and need to be addressed and petitioned. A road on the east side of the property is reservoir, but hasn't had water in it, but needs to be addressed. Commissioner Cohen said having that there and what needs to be seen here. Mr. Nakamura said that would have to be discussed, if it's strictly by title of the easement. Commissioner Vance said may not be recorded and it's been there since 1870. Commissioner Cohen said the staff report details the reviewing agencies response. Mr. Nakamura said on software reviews, the reviewer didn't put a date when reviewed and conceptually reviewed. Commissioner Cohen confirmed has not received neighborhood response. Commissioner Vance said the road leading up to the subdivision is a private road and confirmed before you can use his road, they need his permission. Mr. Nakamura said it has been discussed and would need to be recorded. Commissioner Cohen said wouldn't it need to show the easements and the subdivision plat. Mr. Nakamura confirmed it would and would discuss the reservoir with the zoning administrator.*

*Commissioner Vance said the reservoir is part of this property and part of the original owner. The secondary water company doesn't have anything to do with the reservoir, but the lines. Mr. Nakamura said it will be dealt with, with owner.*

**Speaker # 1: Applicant**

**Name:** Mark Garza

**Address:** 7069 South Highland Drive

**Comments:** Mr. Garza advised it was a good catch on the lot, fully understand and intend to meet all the county standards and find out what they need to do with the reservoir. It didn't show up on the title report. Their understanding was to serve this property only. Their intent was to leave the reservoir and abandon it. He is happy to work with and accomplish what needs to be done. He did verify this is a standard subdivision.

*Commissioner Cohen asked if they own the property and if someone lives in the house. Mr. Garza said they do own and the house sits there and is rented and will keep it and let the renter stay. They understand the access off little cottonwood would be eliminated and install hammerhead rerouting. The house will remain for now. Commissioner Vance asked if the renter is the original family. Mr. Garza said no. The private road had a deed to access. Their concern is access to the road and is part of the property with recorded easement and deed. They will extend the road. Commissioner Vance said he is the president of the water company. Commissioner Cohen said should meet with Mr. Garza and Mr. Nakamura after the meeting. Commissioner Vance deals with the ditch company's existence. Mr. Shaw clarified Commissioner Vance is president of South Despain Ditch Company and has an easement and will meet with the applicant as the president, not a planning commissioner. Commissioner Cohen said the planning commissions role in dealing with the application is to either add a condition of approval that they meet with the water company. Mr. Shaw said your role as a planning commission is to review the subdivision to make sure it complies with county ordinance. The question is, county ordinance is required on easement not recorded on the plat. The zoning administrator can meet with Commissioner Vance and Mr. Garza and determine the unrecorded easement needs to be accounted for. If it's not required, he doesn't know if it could be a condition. If it is needed to be accounted for, it will be in the final plat regardless. The question will be answered prior to recording*

*the final plat. Commissioner Cohen said preliminary approval will be, Mr. Garza will meet with the president of the ditch company and the zoning administrator.*

*Commissioner Barbushev motioned to open the public hearing, Commissioner Elieson seconded that motion.*

**PUBLIC PORTION OF MEETING OPENED**

*No one from the public was present to speak.*

*Commissioner Barbushev motioned to close the public hearing, Commissioner Elieson seconded that motion.*

**PUBLIC PORTION OF MEETING CLOSED**

**Motion:** To preliminarily approve application #30522 for the creation of a 4-lot subdivision with staff recommendations, adding acreage of the rear lots need to be ½ acre each and meet and review with the president of the South Despain Ditch Company and Salt Lake County Zoning Administrator to make a determination that the unrecorded easement needs to be designated on the plat.

**Motion by:** Commissioner Vance

**2<sup>nd</sup> by:** Commissioner Elieson

**Vote:** Commissioners voted unanimous in favor (of commissioners present)

**MEETING ADJOURNED**

**Time Adjourned – 9:06 a.m.**